

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Marc Reed
Greater Manchester Mental Health NHS
Foundation Trust
Harrop House
Bury New Road
Prestwich
Manchester
M25 3BL

Agent (if used)

Miss Anna Blackwell
GL Hearn
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90 Great Bridgewater Street
Manchester
M1 5JW

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 3 (specified plans), 9 (landscaping), 12 (drainage), 14 (ground conditions) and 23 (cycle parking) attached to planning permission referenced 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions

Location: North Manchester General Hospital , Delaunays Road, Manchester, M8 5RB

Date of application: 21 December 2021

Application number: 132567/JO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 28 January 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No above ground development that is hereby approved shall commence unless and until samples (brick, cladding, windows and roofing materials) and specifications of all other materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered NMGNPH-GDA-XX-XX-DR-A-9001/P03, NMGNPH-GDA-ZZ-ZZDR-A-9003/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P01, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P03, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P03, NMGNPH-GDA-ZZ-00-DR-A-9001/P02, NMGNPH-GDA-ZZ-01-DR-A-9001/P02, NMGNPHGDA-ZZ-ZZ-DR-A-9005/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZZZ- DR-A-9007/P02, NMGNPH-ITR-00-XX-DR-L-0010/P11, NMGNPH-ITR-00-XX-DR-L- 0012/P08, NMGNPH-ITR-00-XX-DR-L-0013/P08; NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04 and NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 10 November 2020, 17 December 2020 21 December 2021 and 27 January 2022 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details shown on drawing referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P02 (Planning - Proposed Site Plan) and as outlined within the New Park House- Parking Clarification Letter dated 10 December 2020, prior to occupation of development, a revised car parking plan showing details of 6 no. accessible spaces shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure sufficient accessible parking spaces are available, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, prior to the commencement of development (excluding site clearance and demolition), a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance the information contained within the submitted Demolition and Construction Health and Safety Plan, produced by Morgan Sindall (Ref: 20200-MSC-XX-XX-PL-W-0002 - Rev P02) received by the City Council as Local Planning Authority on 27 January 2022, pursuant to condition discharge application referenced CDN/21/0928.

Reason -To safeguard the amenities of nearby residents and in the interests of public safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

7) Prior to first occupation of the development hereby approved, a Security Strategy detailing the secured by design measures which have been incorporated into the scheme, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed measures.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shown on the approved drawings shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

9) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR-00-XX-DR-L-0011/P08, NMGNPH-ITR-00-XX-DR-L-0012/P08, NMGNPH-ITR-00-XX-DR-L-0013/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04 and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) and drawing referenced NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 10 November 2020, 21 December 2021 and 27 January 2022 respectively. The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the City Council as Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

10) Notwithstanding the landscaping details submitted, including the preliminary planting list referenced NMGNPH-ITR-VV-XX-SH-L-1000/P02, full details of the replacement tree planting, including details of the location, species and size of replacement trees, shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to first occupation of the development hereby approved. The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping and tree replacement scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 'Trees in relation to Design, Demolition and Construction'.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

12) Notwithstanding details submitted, no development (with the exception of site clearance and demolition) shall take place until surface water drainage works have been implemented in accordance with NMGNPH-CUR-VV-XX-DR-C-9250 P09, NMGNPH-CUR-VV-XX-DR-C-9251 P04, NMGNPH-CUR-VV-XX-DR-C-9252 P04, NMGNPH-CUR-VV-XX-DR C-9253 P04, unless otherwise agreed in writing, and Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority

The following additional information is required:

-Further assessment to understand if surface water from the site can discharge to the proposed wider masterplan drainage. The applicant should only consider connecting to a public combined sewer if all of the other drainage hierarchy methods are not feasible.

- Following further assessment of the potential surface water outfalls, evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with 40% allowance for climate change in any part of a building;

- Consideration of alternative green SuDS solution (that utilise attenuation) if practicable;

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

- Hydraulic calculations of the proposed drainage system, including the proposed SuDS features;

- Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8, EN14 and EN17 of the Manchester Core Strategy.

13) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the City Council as Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;

- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policy EN17 of the Manchester Core Strategy.

14) The development hereby approved shall be implemented in accordance with the submitted Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated

March 2020 and received by the City Council as Local Planning Authority on 10 November 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV-XX-RP-C-0002 - Rev P01) dated 1 December 2020 and received by the City Council as Local Planning Authority on 11 December 2020.

Prior to occupation of the building hereby approved, details of any waste transfer notes shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

15) When the development commences, the development shall be carried out in accordance with the previously agreed Phase 2 Ground Investigation (Ref: NMGNPH-CUR-VV-XX-RP-C-0002-P01_Phase 2_New Park House). Following completion of the development, a verification report shall be submitted to confirm no contamination was found, which shall be submitted and approved in writing by the City Council as Local Planning Authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16) Notwithstanding the details contained within the submitted Servicing Management Plan, before the development hereby approved is first occupied, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning authority. Details should include:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy.

17) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as Local Planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

19) Notwithstanding details submitted, before the development is occupied, fumes, vapours and odours shall be extracted and discharged from the development in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning authority before the use commences. The development shall only be operational in accordance with the agreed details.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

20) Notwithstanding details submitted, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with details contained within the Planning Energy Statement referenced NMGNPH-RAM-VV-XX-RP-M-5001 - version 5) received by the City Council as Local Planning Authority on 10 November 2020. A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) Prior to the development hereby approved being occupied, full details of the north/south access road shown on drawing numbered NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P02, received by the City Council as Local Planning Authority on 10 November 2020, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details shall include:

- Pedestrian routes, with suitable crossing points;
- Speed control measures;
- Full construction details, including details of the surface and kerbs;
- Pedestrian crossing facilities at the new mini-roundabout at Central Drive.

The development shall only be implemented in accordance with the agreed details.

Reason - In interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The cycle parking area indicated on drawing numbered NMGNPH-ITR-XX-XX-DR-L-0024/P09, received by the City Council as Local Planning Authority on 8 March 2022 shall be installed prior to first occupation of the development hereby approved. The approved scheme shall remain available whilst the development is occupied and retained thereafter.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

24) Notwithstanding details contained within the submitted Interim Travel Plan received by the City Council as Local Planning Authority on 10 November 2020, before the development hereby approved is first occupied, a full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

The agreed Travel Plan shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

25) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in

writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

26) The development hereby approved shall only be implemented in accordance with the submitted Invasive Species Management Plan, produced by ADAS, dated September 2021 and received by the City Council as Local Planning Authority on 8 December 2021, pursuant to condition discharge application referenced CDN/21/0928

The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy (2012).

27) The development hereby approved shall only be implemented in accordance with the submitted Bat Mitigation Class Licence (BMCL) Method Statement produced by Steven Whitcher (Ref: SD 84934 02175) dated 17 December 2021, together with the information contained within the Bat Survey Report (Ref: 2481604 Rev 00) produced by RSK, the submitted Demolition and Construction Health and Safety Plan, produced by Morgan Sindall (Ref: 20200-MSC-XX-XX-PL-W-0002 - Rev P02) and Site Registration Form - WML-CL21, all received by the City Council as Local Planning Authority on 27 January 2022, pursuant to condition discharge application referenced CDN/21/0928.

Reason - To protect bats should they be found at the application site, pursuant to policy EN15 of the Manchester Core Strategy.

28) Notwithstanding details submitted, no boundary treatment shall be erected until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

29) Notwithstanding the lighting scheme outlined within the External Lighting Report referenced NMGNPH-RAM-VV-XX-RP-E-6320, received by the City Council as Local Planning Authority on 10 November 2020, prior to the installation of any external lighting, a more detailed lighting report, which also takes account of local ecology, shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard amenity, in the interests of public safety and local ecology, pursuant to policies DM1, EN15 and SP1 of the Manchester Core Strategy.

30) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written

request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The diversion of the existing right of way between Eyam Road and Crescent Drive will require a S.257 agreement with the City Council.

No vegetation or tree clearance required to facilitate the development shall take place during the optimum period for bird nesting (March to August inclusive). All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

Date: 24 March 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.